

ANDREW MERRIWEATHER,
GRANTOR

WARRANTY

TO

DEED

CLAIR E. COX,
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Andrew Merriweather, do hereby sell, convey, and warrant unto Clair E. Cox, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Attached hereto as Exhibit "A"

By way of explanation Lula Hawkins took title to the property in Warranty Deed Book 32, Page 12 in the Chancery Clerk of DeSoto County, Mississippi. Said Lula Hawkins departed this life on June 20, 1994 leaving the Grantor herein and Tommie Merriweather Nixon a/k/a Tommie Mildred Nixon as her sole beneficiaries. Tommie Merriweather Nixon a/k/a Tommie Mildred Nixon executed a quitclaim deed conveying any and all interest she may have in the herein conveyed property to the Grantor which is recorded in the DeSoto County land records of even date herewith.

The original heirship affidavits are attached hereto as exhibit "B".

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Taxes for 2007 have been prorated, and possession is given with this deed.

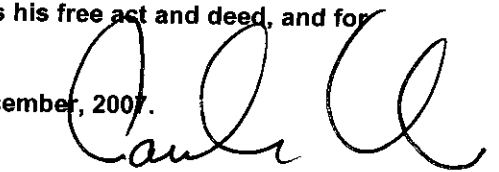
WITNESS my signature(s), this the 27th day of December, 2007.


Andrew Merriweather

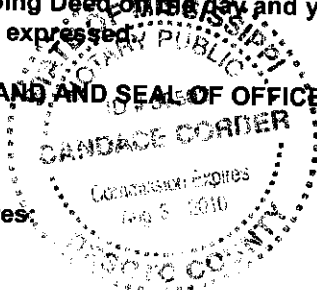
STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named ANDREW MERRIWEATHER, who acknowledged that he signed and delivered the above and foregoing Deed on the day and year therein mentioned, as his free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27th day of December, 2007.


Notary Public

My commission expires:



Grantors Address:
1715 Kipling Ave.
Memphis, TN 38106
Home Phone Number: 901-864-7526
Business Number: 901-864-7526

Grantees Address:
2558 Oakshire Ct
Hernando, MS 38632
Home Phone Number: 901-268-4641
Business Number: 901-268-4641

Prepared By:

 Austin Law Firm, P.A.
6928 Cobblestone Drive
Suite 100
Southaven, Mississippi 38672
(662) 890-7575

S08-07-0668

DESCRIPTION OF THE HAWKINS LOT BEING PART OF TOWN OF HERNANDO
LOT 407 IN THE SOUTHEAST QUARTER OF SECTION 13; TOWNSHIP 3 SOUTH;
RANGE 8 WEST; CITY OF HERNANDO IN DESOTO COUNTY, MISSISSIPPI.

Beginning at the northeast corner of Hernando Town lot 407 in part of Section 13; Township 3 South; Range 8 West; thence north 87 degrees 45' west 173.16 feet along the south right of way of Northern Street (50 feet wide) to the northeast corner of the Davis lot; thence south 4 degrees 46' 45" west 70.36 feet to a corner fence post; thence south 87 degrees 06' 50" east 130.29 feet along an existing fence line to a corner; thence south 1 degree 49' 14" east 36.0 feet to a corner of the Romine lot; thence south 87 degrees 38' 21" east 40.09 feet to a corner post; thence north 4 degrees 01' 31" east 107.78 feet along the west line of the Nelson lot to the point of beginning and containing 0.32 acres more or less.

This is the same property conveyed to Hula Hawkins recorded in
Book 32, Page 12 of the land records of DeSoto County, Mississippi.

HEIRSHIP AFFIDAVIT

(Heirship of Hula Hawkins Chapman, deceased)

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Fannie M. McClain of lawful age, being first duly sworn, upon her oath
Deposes and says:

1. That she was personally acquainted with the above decedent during her lifetime, having known her for appx. 68 years, and that affiant bears the following relationship to the said decedent, to wit:

first cousin

2. Affiant further states that the said decedent departed this life on or about the 20th day of June, 1994, in or about Shelby County Tennessee, being on or about 85 years of age at the date of her death.

3. Affiant further states that she was well acquainted with the family and near relatives of the said decedent, and with all those who would under the laws of the State of Mississippi, be her heirs, and that the following statements are based upon the personal knowledge of affiant and are true and correct to the best of Affiant's knowledge, information and belief:

- a. That at the time of decedent's death she was a widow.
b. That the children (natural or adopted, deceased and living) of the decedent are:

Name of Child	Date of Birth	Date of death
Andrew Merriweather	4/14/1929	na
Tommie Merriweather Nixon	8/10/1931	na

- c. That the names of the children of any deceased son or daughter of the decedent are as follows:

Name of Child	Date of birth	Date of death
Parent		
None		

- d. If the decedent left no children, then give below the names and information of his surviving father, mother, brothers and sisters:

<u>Name</u>	<u>Relationship</u>	<u>Age</u>	<u>Address or date of death</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

- e. That the decedent died without a will and no estate has ever been administered for the decedent.
- f. Further the affiant saith not.

Fannie M. McClain
Affiant Signature

Subscribed and sworn to before me this the 10 day of December, 2007.

My Commission expires:

Carolyn M. Richards
Notary Public

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES AUGUST 26, 2010
BONDED THRU STEGALL NOTARY SERVICE

CORROBORATION AFFIDAVIT

STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, Shirley Ann Cobb Guy, of lawful age, being first duly sworn, who upon oath states that the information given in the above and foregoing affidavit, made by Fannie M. McClain is true, to the personal knowledge of this affiant.

Shirley Ann Cobb Guy
Corroborating Affiant

Sworn to and subscribed before me, this the 10 day of December, 2007.

My Commission Expires: MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES AUGUST 26, 2010
BONDED THRU STEGALL NOTARY SERVICE

Carolyn M. Richards
Notary Public

HEIRSHIP AFFIDAVIT

(Heirship of Hula Hawkins Chapman, deceased)

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Shirley Ann Cobb Guy, of lawful age, being first duly sworn, upon her oath
Deposes and says:

- 1. That she was personally acquainted with the above decedent during her lifetime, having known her for appx. 68 years, and that affiant bears the following relationship to the said decedent, to wit:

friend

- 2. Affiant further states that the said decedent departed this life on or about the 20th day of June, 1994, in or about Shelby County Tennessee, being on or about 85 years of age at the date of her death.

- 3. Affiant further states that she was well acquainted with the family and near relatives of the said decedent, and with all those who would under the laws of the State of Mississippi, be her heirs, and that the following statements are based upon the personal knowledge of affiant and are true and correct to the best of Affiant's knowledge, information and belief:

- a. That at the time of decedent's death she was a widow.
- b. That the children (natural or adopted, deceased and living) of the decedent are:

Name of Child	Date of Birth	Date of death
Andrew Merriweather	4/14/1929	na
Tommie Merriweather Nixon	8/10/1931	na

- c. That the names of the children of any deceased son or daughter of the decedent are as follows:

- d. If the decedent left no children, then give below the names and information of his surviving father, mother, brothers and sisters:

<u>Name</u>	<u>Relationship</u>	<u>Age</u>	<u>Address or date of death</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

- e. That the decedent died without a will and no estate has ever been administered for the decedent.
- f. Further the affiant saith not.

Shirley Ann Cobb Guy
Affiant Signature

Subscribed and sworn to before me this the 10 day of December, 2007.

My Commission expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES AUGUST 26, 2010
BONDED THRU STEGALL NOTARY SERVICE

Carolyn M. Richards
Notary Public

CORROBORATION AFFIDAVIT

STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, Fannie M. McClain, of lawful age, being first duly sworn, who upon oath states that the information given in the above and foregoing affidavit, made by Shirley Ann Cobb Guy is true, to the personal knowledge of this affiant.

Fannie M. McClain
Corroborating Affiant

Sworn to and subscribed before me, this the 10 day of December, 2007.

My Commission Expires: **MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES AUGUST 26, 2010
BONDED THRU STEGALL NOTARY SERVICE**

Carolyn M. Richards
Notary Public